

**CYPRUS**

**RENT (CONTROL)**

**CHAPTER 86 OF THE LAWS**

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1959

## CHAPTER 86.

## RENT (CONTROL).

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A LAW TO AMEND AND CONSOLIDATE THE LAW CONTROLLING  
AND RELATING TO RENT AND MATTERS INCIDENTAL THERETO.

[3rd March, 1954.]

13 of 54.  
58 of 55.

1. This Law may be cited as the Rent (Control) Law. Short title.

PART I.

PRELIMINARY.

2. In this Law, unless the context otherwise requires— Interpreta-  
tion.  
“Board” means the Rent Assessment Board established under this Law for the rent restriction area in which any premises in question are situate ;

“business premises” means any premises let for any business, trade or professional purposes and used as such ;

“dwelling-house” means a building or part of a building, let as a separate dwelling and used wholly or chiefly as such ;

“landlord” includes, in relation to any premises, any person, other than the tenant, who is or would be, but for the provisions of this Law, entitled to possession of the premises, and in case of sub-tenancy a tenant who sublets the premises or any part thereof ;

“prescribed date” means the date prescribed under subsection (3) of section 3 ;

“premises” includes any dwelling-house and business premises ;

“rent” includes any sum paid as rent or hire for the use of furniture where premises are let furnished or where premises are let and furniture therein is hired by the landlord to the tenant ;

Provided that this interpretation shall not apply to any agreement for the letting and hiring of furnished rooms with board ;

“rent restriction area” means any area in the Colony declared as such by an Order of the Governor in Council ;

“ standard rent ” means—

(a) the rent at which the premises were let on the prescribed date :

Provided that where, in any agreement or lease entered into before the prescribed date, there is a provision for an increase in rent during the term of the agreement or lease, “ standard rent ” means such agreed increased rent from the date at which the increase is agreed to take effect ;

(b) where the premises were in existence but were not let on the prescribed date and were subsequently let, or where the premises were, or are, erected after the prescribed date, a rent to be assessed by the Board :

Provided that, in respect of a rent restriction area deemed to have been declared as such under the proviso to subsection (1) of section 3, “ standard rent ” shall mean the rent of the premises as at the first day of March, 1941, or in the case of premises which were then unlet, unoccupied or unbuilt, the rent at which the premises were first let after the first day of March, 1941, and, if not so let, the rent which, in the absence of agreement, may be fixed, by the Board ;

“ statutory tenant ” means a tenant who, at the expiration or determination of his tenancy continues to be in possession of the premises ;

“ tenancy ” means any lease, demise, letting or holding of premises whether in writing or otherwise, by virtue whereof the relationship of landlord and tenant is created, but does not include the letting or hiring of furnished rooms with board ;

“ tenant ” means the tenant of premises in respect of which a tenancy exists and includes—

(a) a statutory tenant ;

(b) any sub-tenant and any other person deriving a right from the original tenant or sub-tenant to possess the premises ;

(c) the widow of a tenant who was residing with him at the time of his death, or, where a tenant leaves no widow or is a woman, such member of the tenant's family as was residing with the tenant for not less than six months immediately before the death of the tenant as may be decided, in default of agreement, by the Court trying the case.

3. (1) Whenever it appears to the Governor in Council, for the well-being of the community, to be necessary or expedient for the purpose of securing the availability of premises at equitable rents and the security of the possession thereof, or where the public interest otherwise so requires, the Governor in Council may by Order (hereinafter referred to as "the Control Order"), declare any area in the Colony as a rent restriction area and thereupon the provisions of this Law shall apply to any premises within such area :

Application  
of Law.

Provided that any rent restriction area existing at the time of the coming into operation of this Law shall be deemed to be a rent restriction area declared on such date under this subsection.

(2) The Governor in Council may, by a notification in the Gazette, exempt or except any premises or class or group of premises within a rent restriction area from the operation of this Law either absolutely or conditionally :

Provided that any premises within a rent restriction area exempted or excepted by the Governor in Council under the provisions of the Law hereby repealed shall be deemed to have been exempted or excepted under this subsection.

(3) The Governor in Council, on making a Control Order or at any time thereafter, may prescribe a date, as the material date for the determination of the standard rent.

(4) The Governor in Council may, if satisfied that the circumstances which led to the making of a Control Order have ceased to exist or that public interest otherwise so requires, cancel such Order and upon such cancellation the provisions of this Law shall, subject to any conditions which may be inserted in such Order, cease to apply to such area.

## PART II.

## RENT AND PREMISES.

Restriction  
on increasing  
rent.

4. (1) Save as hereinafter in this Law provided, it shall be unlawful for any landlord to increase or attempt to increase or to receive or recover a rent in respect of any tenancy of premises, to which this Law applies, in excess of the rent fixed by an order of the Board, or if no order has been made in excess of the standard rent.

(2) Where as a result of any transfer to a tenant of any burden or liability previously borne by the landlord, the terms on which premises, within a rent restriction area, are held are on the whole less favourable to the tenant than the previous terms, the rent shall be deemed to be increased whether or not the sum periodically payable by way of rent is increased.

(3) A tenant who has paid his landlord a sum in excess of the rent which may lawfully be received under the provisions of this section may recover such sum from the landlord.

Charging,  
etc., of  
premium,  
etc.,  
prohibited.

5. (1) No person shall—

(a) as a condition of the grant, renewal, transfer or continuance of a tenancy of premises, to which this Law applies, require the payment of any fine, premium or other like sum or the giving of any other valuable consideration in addition to the rent ;

(b) as a condition of giving up possession of any premises, to which this Law applies, ask or receive from any person the payment of any sum or the giving of any valuable consideration,

and any sum or other valuable consideration paid or given in contravention of the provisions of this subsection shall be recoverable by the person by whom it was paid or given.

(2) Any person who contravenes the provisions of subsection (1) shall be guilty of an offence and shall be liable on conviction by a President, District Court or District Judge to a fine not exceeding one hundred pounds and for a second or subsequent offence shall be liable to a fine not exceeding two hundred pounds :

Provided that no proceedings shall be taken under this subsection without the previous consent in writing of the Attorney-General.

6. A landlord of premises, to which this Law applies, shall on being requested in writing by his tenant, supply him with a statement in writing specifying the standard rent of the premises and if without reasonable excuse he fails within fourteen days to do so, or supplies a statement which is false in any material particular, he shall be guilty of an offence and shall be liable to a fine not exceeding twenty-five pounds.

Statement of standard rent to be supplied by landlord.

7. (1) A landlord may increase the rent of premises, to which this Law applies, only as follows :—

Permitted increase of rent.

- (a) where the landlord has since the date of the Control Order incurred expenditure on the improvement or structural alterations of the premises (not including expenditure on re-decoration or repairs, whether structural repairs or not) by an amount calculated at a rate per annum not exceeding ten per centum of the expenditure so incurred :

Provided that in respect of rent restriction areas deemed to be declared as such under the proviso to subsection (1) of section 3, such date shall be the first day of March, 1941 ;

- (b) (i) where immovable property tax and rates payable by the landlord have increased since the premises were let to the tenant, by an amount of such increase ; or
- (ii) where rates payable by the landlord have become payable since the premises were let to the tenant, by the amount of such rates ;
- (c) by an amount representing such percentage as may be fixed from time to time by the Governor in Council.

(2) Notwithstanding anything in subsection (1) contained, in the case of premises, to which this Law applies, situated within a rent restriction area deemed to have been declared as such under the proviso to subsection (1) of section 3, a landlord may, as from the date of the coming into operation of this Law, and in addition to any increase provided in

paragraphs (a) and (b) of subsection (1) but in lieu of the increase provided in paragraph (c) thereof, increase the rent by any amount agreed upon between himself and the tenant, or failing such agreement, by an amount not exceeding one hundred per centum in the case of dwelling-houses and two hundred and seventy-five per centum in the case of business premises :

Provided that the Governor in Council may at any time vary the rate of increase provided by this subsection :

Provided further that where the rent to be paid under this subsection by a statutory tenant under a contract of tenancy entered into on or after the sixth day of June, 1946, is less than the rent provided by such contract, such tenant shall continue to pay the rent provided by such contract.

Limitation  
as to  
permitted  
increase of  
rent.

8. (1) Nothing in this Law shall be taken to authorize any increase of rent except in respect of a period during which, but for the provisions of this Law, the landlord would be entitled to obtain possession.

(2) Notwithstanding any agreement to the contrary, where the rent of any premises to which this Law applies, is increased, no such increase shall be due or recoverable until, or in respect of any period prior to the expiry of, four weeks, after the landlord has served upon the tenant a valid notice in writing of his intention to increase the rent :

Provided that where an increase in rent has been permitted on account of an increase in rates, such increase in rent shall be payable by the tenant one week after the service of a notice on him and shall be payable as from the date when the increase in rates became operative, and, if there has, since such date, been a change of tenant, such increase in rent shall be payable by each tenant in respect of the period during which he was tenant of the premises.

Penalty for  
accepting  
excess rent.

9. Where the landlord of any premises, to which this Law applies, or any agent, clerk, or other person employed by him, accepts any rent in respect of such premises which exceeds the standard rent thereof by more than any amount permitted under this Law, or, accepts an advance of rent exceeding two months' standard rent, then, without prejudice to any other remedy under this Law, such landlord, agent, clerk, or other person shall be liable on conviction by a President, District Court, or District Judge to imprisonment not exceeding six months or to a fine not



exceeding one hundred pounds or to both such imprisonment and fine ; and the Court by which he is convicted may order that the rent or advance so far as it exceeds the amount permitted under this Law shall be irrecoverable, and that the amount of any such excess shall be repaid to the tenant :

Provided that no proceedings shall be taken under this section without the previous consent in writing of the Attorney-General.

### PART III.

#### RENT ASSESSMENT BOARDS.

10. (1) A Rent Assessment Board shall be established for each rent restriction area within the Colony consisting of a President and such other members as may be appointed by the Governor by notification in the Gazette.

Establishment of a Rent Assessment Board.

(2) Three members of the Board of whom the President shall be one, shall form a quorum, and the opinion of the majority of the Board present shall be decisive upon any matter :

Provided that in case of an equality the President shall have a casting vote.

(3) The proceedings of the Board shall be deemed to be judicial proceedings and shall be open to the public and minutes of the same including a note of any oral evidence given before the Board shall be kept by the President.

(4) All summonses and notices, issued under the hand of the President shall be deemed to be issued by the Board.

(5) Any interested party may be represented before the Board by an advocate.

11. (1) The Board shall have power to do all things which it is required or empowered to do by or under the provisions of this Law, and in particular shall have power—

Powers of the Board.

- (a) to hear and determine any application or proceeding for the purpose of fixing the standard rent or the reasonable rent under the provisions of this Law or of fixing or apportioning the rent of premises to which this Law applies, where such rent is not governed by the provisions of an existing valid contractual tenancy ;

- (b) where the rent chargeable in respect of any furnished premises includes a payment for water, light, conservancy, sweeper, watchman, or other service charge in addition to the standard rent, to fix the amount of such payment or service charge ;
- (c) where a dwelling-house is occupied by tenants who enjoy common services, such as water, light, conservancy, sweeper or other common service, to fix a rent inclusive of the standard rent and a payment for water, light, conservancy, sweeper, watchman or other service charge ;
- (d) to examine any witness on oath, to summon any person to appear before it, and to require any interested party or witness to produce any relevant document, as the Board may think fit ;
- (e) to award costs of proceedings before it, and to direct that costs shall be taxed upon such scale, provided by any Rules of Court in force for the time being in respect of judicial proceedings, as the Board may direct.

(2) Where the premises concerned in any application or proceeding before the Board are sublet by the tenant either wholly or in part, the Board may, in addition to fixing the rent in respect of the tenancy of the premises as a whole, fix the rent of any portion thereof which is separately sublet.

(3) Any person claiming to be interested in any proceedings before the Board may apply to be made a party to such proceedings and the Board shall give all interested parties an opportunity of being heard and of producing such evidence, oral or documentary, as seems relevant to the Board.

Apportionment of rent in case of subletting.

12. Where the tenant of any premises to which this Law applies, within a rent restriction area has sublet any part of such premises then the tenant or any sub-tenant of that or of any other part of such premises may at any time apply to the Board to apportion the rent of the whole premises as between the tenant and all the sub-tenants of any part or parts of the whole premises and to determine the rent of all or any one or more part or parts of the whole premises sublet to any and every sub-tenant thereof and the Board

shall thereupon make such an apportionment and determination :

Provided that the total of the rents payable to the tenant by all the sub-tenants shall not in the aggregate exceed one hundred and ten per centum of the rent of the whole premises after making an apportioned reduction in respect of any part of the premises retained by the tenant or not sublet by him :

Provided further that when any application is made to the Board under the provisions of this section all sub-tenants of the tenant shall be deemed to be interested parties in the proceedings and shall be given an opportunity of being heard and of producing such evidence, oral or documentary, as seems relevant to the Board, and may, if the Board so directs be joined as parties in the proceedings.

13. An order of the Board shall, subject to the provisions of section 14, be final and, subject to the provisions of sections 15 and 16, no appeal shall lie against it.

Orders of Board final.

14. An order of the Board may be reviewed, varied or set aside by the Board in the following cases, namely,—

Review of orders of the Board.

- (a) where the facts of the case affecting the question of rent have materially altered since the order was made ;
- (b) where the order was made in consequence of any fraud, misrepresentation or mistake ;
- (c) where fresh evidence of a material nature which could not by the exercise of reasonable diligence have been produced when the order was made, is available ;
- (d) where the order was made in the absence of any necessary or proper party whose absence was not due to any default or neglect on his part ;
- (e) where in the opinion of the Board some substantial wrong or miscarriage of justice is occasioned by the order.

15. (1) The Board may at any stage of an application or proceeding before it, reserve for the consideration of the Supreme Court any questions of law arising in such application or proceeding, in the form of a special case which shall—

Power of Board to state special case for decision of Supreme Court.

- (a) be drawn up by the President of the Board, and

shall set out shortly the facts on which the law is to be applied and the question or questions of law to be determined ;

(b) be sent by the President of the Board to the Registrar of the Supreme Court ;

(c) be sent down for argument in such manner as the Supreme Court directs.

(2) The Supreme Court shall hear and determine the question or questions of law arising on such special case and shall thereupon remit the matter to the President with the opinion of the Court thereon and such opinion shall be binding on the Board.

Supreme Court may call for proceedings of the Board.

16. (1) The Supreme Court either of its own motion or on the application within fourteen days of any party aggrieved by a decision of the Board on the ground that it is wrong in law, may call for the proceedings and the grounds of the order and give such orders thereon, either by directing a fresh hearing or otherwise, as seems necessary to secure that substantial justice is done.

(2) This jurisdiction may be exercised by a single Judge.

Enforcement of orders of the Board.

17. An order of the Board or a copy thereof certified to be a true copy by the President of the Board shall, upon being filed with the Registrar of the District Court of the District within which the premises affected by the order are situate, be executed and obedience thereto enforced as if it were an order of the Court.

#### PART IV.

##### RECOVERY OF POSSESSION.

Restriction of ejectionment.

18. (1) No judgment or order for the recovery of possession of any premises, to which this Law applies, or for the ejectionment of a tenant therefrom, shall be given or made except in the following cases :—

(a) where any rent lawfully due was in arrear for twenty-one days or upwards after notice of demand in writing has been given to the tenant and there was no tender thereof before the institution of the action :

Provided that rent shall be deemed to have been tendered under this paragraph if it has

- been sent by prepaid registered post to the person entitled to receive the same ; or
- (b) where any obligation of the tenancy other than the payment of rent (whether under the contract of tenancy or under the provisions of this Law), so far as the obligation is consistent with the provisions of this Law, has been broken or not performed by the tenant and the Court considers it reasonable that such judgment or order be given or made ; or
  - (c) where the tenant or any other person occupying the premises under him has been guilty of conduct constituting a nuisance or persistent annoyance to persons in the same or neighbouring premises or of causing or permitting the use of the premises for illegal or immoral purposes ; or
  - (d) where the condition of the premises has, in the opinion of the Court, deteriorated owing to acts of waste by, or the neglect or default of, the tenant or where the tenant has wrongfully caused or suffered to be caused substantial damage to the premises ; or
  - (e) where the tenancy has been determined by notice to quit given by the tenant ; or
  - (f) where the tenant, by taking in lodgers or by sub-letting or otherwise parting with the possession of the whole or any part of the premises, is making a profit, whether directly or indirectly, which, having regard to the rent paid by the tenant is unreasonable and the Court considers it reasonable to give such judgment or make such order ; or
  - (g) where the premises, being a dwelling-house, are reasonably required by the landlord for occupation as a residence for himself or any member of his family wholly dependent upon him or, where the premises, being business premises, are reasonably required for the occupation by the landlord, his spouse, his son, daughter, son-in-law or daughter-in-law, who are over eighteen years of age, and in either case the Court considers it reasonable to give such judgment or make such order :

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Provided that—

(i) no judgment or order shall be made or given under this paragraph if the tenant satisfies the Court that, having regard to all the circumstances of the case, greater hardship would be caused by granting the order or judgment than by refusing to grant it.

For the purposes of this paragraph the expression "circumstances of the case" shall include the question whether other accommodation is available for the landlord or the tenant, and the question whether the landlord purchased the premises after the date of the coming into operation of this Law for the purpose of gaining possession under the provisions of this paragraph;

(ii) nothing in this paragraph shall be deemed to permit a landlord to recover possession of a dwelling-house if by such recovery he or the member of his family wholly dependent upon him would be in occupation of, or would acquire the right to occupy, more than one dwelling-house at the same time; or

- (h) where the premises, being a dwelling-house or part of a dwelling-house and having been let to the tenant in consequence of his employment by the landlord, are, upon such employment having come to an end, reasonably required by the landlord for occupation as a residence for some person engaged in his whole time employment ; or
- (i) where the premises are required by the landlord for the substantial alteration or reconstruction thereof in such a way as to affect the premises or for the demolition thereof, and the Court is satisfied that the landlord has, where necessary, obtained the necessary permit for such alteration, reconstruction or demolition and has given to the tenant not less than three months' notice in writing to vacate the premises; or
- (j) where vacant possession of the premises is required for the purpose in order to carry out a scheme of development or redevelopment under any Town Planning Law in force for the time being ; or

- (k) where the premises or any part thereof have been compulsorily acquired under the Land Acquisition Law or under any other Law empowering the compulsory acquisition of property ; or
- (l) where the premises are reasonably required for the purpose of the execution of the statutory duties or powers of a local authority or for any purpose which in the opinion of the Court is in the public interest ; or
- (m) in any other case where the Court considers it reasonable that such a judgment or order be given or made and is satisfied that suitable alternative accommodation is available for the tenant or will be available for him when the judgment or order take effect.

Cap. 226.

(2) The Court, in granting a judgment or order under this section, may, subject to the payment by the tenant of any amount lawfully due or becoming due by him, stay or suspend its execution or postpone the date of possession for such period not exceeding one year and subject to such conditions, if any, as the Court thinks fit.

(3) For the purposes of this section " Court " means the President of the District Court or a District Judge sitting alone notwithstanding that by the reason of the amount involved the case could not, but for this provision, be within the jurisdiction of a President, District Court, or a District Judge.

(4) In any proceedings under this section the Court fees and the advocates fees shall be regulated in accordance with any Rules of Court in force for the time being on the basis of the annual rent paid in respect of the premises at the time of the institution of the proceedings.

19. Where by reason of the carrying on by the tenant in the premises of a trade or business a goodwill is attached thereto increasing the rental value thereof and by reason of giving up possession of the premises the landlord shall get the benefit of such increase whilst the tenant shall suffer a loss, the Court, in giving a judgment or making an order under section 18 for possession or ejection, may require the landlord to pay to the tenant such sum as would appear to the Court to be sufficient to compensate the tenant for the loss of the occupation of the premises, due regard being had

Compensation to the tenant in certain cases.

to the benefit derived by the landlord, and effect shall not be given to such judgment or order until such sum is paid.

Grant of new lease to the tenant in certain cases.

20. (1) A tenant of business premises, against whom a judgment was given or an order was made under the provisions of paragraph (i) or (j) of subsection (1) of section 18 and whose trade or business has been so attached for the last five years to the premises that he will suffer a loss if he removes and carries on his trade or business in other premises, may, unless awarded a compensation under section 19, in case the new premises shall comprise any business premises, within two months of the giving of the judgment or of making the order, by serving a notice to this effect on the landlord, claim the grant to him of a new tenancy of such business premises, if any, as more or less will correspond in dimensions, frontage and location to the premises occupied by him in respect of which the judgment or order was given or made on payment of a reasonable rent and if the landlord refuses to grant such a tenancy or within two months of the service of the notice upon him does not signify his willingness so to do, the tenant may apply to the Court for the grant of such tenancy, and if the Court considers that the grant of a new tenancy is in all circumstances reasonable the Court may order the grant of such tenancy on payment of a reasonable rent and for such period and on such terms as the Court may, in default of agreement between the parties, determine to be proper.

(2) For the purposes of this section "reasonable rent" means rent which, in default of agreement between the parties, should be determined by the Board :

Provided that, in respect of premises to which this Law applies, situated within a rent restriction area deemed to be declared as such under the proviso to subsection (1) of section 3, "reasonable rent" means an amount representing three hundred and fifty per centum of the rent payable for the premises in respect of which the judgment was given or the order was made under paragraph (i) or (j) of subsection (1) of section 18 on the first day of March, 1941, plus ten per centum of the amount of the costs apportioned for the construction of the new premises and with regard to business premises not existing on the first day of March, 1941, the amount which, in default of agreement between the parties, shall be determined by the Board, due consideration being given to the rent paid for similar premises erected before the sixth day of June, 1946, in the neighbour-



hood and to the conditions, dimensions, frontage and other similar circumstances of such premises.

21. If, after a landlord has obtained a judgment or order for possession or ejection under this section, it is subsequently made to appear to the Court that the judgment or order was obtained by misrepresentation or the concealment of material facts, the Court may order the landlord to pay to the former tenant such sum as appears to be sufficient as compensation for damage or loss sustained by the tenant as a result of the judgment or order.

Misrepresentation, etc., on obtaining judgment or order.

22. In any application made under this Part the Court may in its discretion order that in addition to or in substitution for any other order which the Court may make either party shall comply with any conditions, including the payment by one party to the other of any amount agreed upon by them, which the Court may think fit to impose for giving effect to the purposes of this Law.

Power of Court to impose conditions.

## PART V.

### MISCELLANEOUS.

23. (1) A tenant who, under the provisions of this Law, retains possession of any premises shall, so long as he retains possession, observe and be entitled to the benefit of all the terms and conditions of the original contract of tenancy, so far as the same are consistent with the provisions of this Law, and shall be entitled to give up possession of the premises only on giving such notice as would have been required under the original contract of tenancy :

Conditions of statutory tenancy.

Provided that in the case of a sub-tenant becoming a statutory tenant such a statutory tenant shall in addition hold the premises subject to any subsisting restrictive covenants contained in the terms and conditions of the tenancy between the landlord and the tenant.

(2) Where the landlord fails to carry out any repairs for which he is liable, the Court may, on the application of a statutory tenant, order that the required repairs be carried out at the cost of the landlord and, if the landlord fails to pay the cost of such repairs, to authorize the tenant to carry out such repairs at his own cost and defray the amount thereof from the rent to be paid.

24. (1) Where any judgment or order for the recovery of possession has been obtained against any tenant of

Effect of order of possession on sub-tenants.

premises, such judgment or order shall not be enforceable against any sub-tenant of such tenant unless the Court is satisfied that such tenant was prohibited by the terms of his tenancy from sub-letting or that such sub-tenant has used the premises for illegal or immoral purposes. Every judgment or order for possession made against any tenant shall declare whether it shall be enforceable against any sub-tenant or not.

(2) Any sub-tenant against whom such judgment or order is not enforceable shall, if he remains in possession after notice of the judgment or order has been served on him, cease to be a sub-tenant of the tenant and become a statutory tenant of the landlord in respect of the premises comprised in his sub-tenancy.

Regulations  
and Rules.

25. (1) The Governor in Council may make such Regulations, and give such directions, as he may think fit for the purpose of giving effect to the provisions of this Law.

(2) Without prejudice to the generality of the foregoing power, such Regulations may prescribe—

- (a) the practice and procedure of the Board and the matters which shall be taken into account by the Board in exercising its powers under this Law ;
- (b) the fees which shall be payable in respect of any matter or thing to be done under this Law.

(3) The Governor, with the advice and assistance of the Chief Justice, may make Rules prescribing the procedure for enforcing orders of the Board filed in the Court under the provisions of section 17 and prescribing the time within which any proceedings under the provisions of this Law may be taken before the Supreme Court and prescribing the procedure to be followed and the fees to be paid, in respect thereof.

Saving.

26. (a) The appointment of any Board appointed under the Law hereby repealed\* shall not be affected and such Board shall be deemed to have been appointed under the provisions of this Law.

(b) Any rent or sum which, during the continuance of the Law hereby repealed, was not recoverable by a landlord shall not be rendered recoverable by such landlord.

(c) A tenant shall not be precluded from recovering from the landlord any increase of rent paid under an agreement not in writing.

\* The Law repealed by this Law was : The Increase of Rent (Restriction) Law, 1949, Cap. 108 and Laws 28 of 1949 and 12 of 1953.

This Law came into operation on the 15th March, 1954. 54, Vol. II, 121.